

Chapter 7

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Parking Requirements

Additional Parking Drawing; off site

The number of parking spaces to be provided on site was discussed and reviewed with the City. There were also past studies done by the City to show possible sources of parking off the site (e.g. Pepco, school, street, etc...). The cost of providing adequate parking spaces is a significant economic issue as well as programmatic issue (i.e. where to locate them) as discussed with the City and citizen committees. The eventual target number of parking spaces on site was set at 175 by the City. The number and location of parking spaces is shown on each scheme.

Issue---

There may be a zoning requirement for 211 spaces (see preliminary zoning analysis) but the reality of a Mandatory Referral is such that it is not a requirement. There is also a zoning requirement of a Parking Facilities Plan to be approved by DPS. However, it was not provided for the current/existing construction. The number of existing parking spaces is currently 145 on the site.

With the Gym there will be a requirement based on zoning for approximately 211 spaces and this number would still have to be reviewed again by MNCPPC because the number of spaces and specifically their location on the site is different than what was proposed in the MR. For this study there was a need to balance the number of spaces provided against their anticipated cost and location on the site.

Comments---

Various alternatives for structured as well as surface parking were considered with the City. Cost was a major reason for eliminating additional underground parking spaces as much as possible. All 3 schemes developed show limited underground structured parking in the area just west of Grant Ave., similar to that originally shown in the MR. There was a need to provide parking spaces and there are significant soil problems in this area that would have required excavations in any event. Underground parking at this area seemed cost effective as well as warranted in light of the desire or need for Level 1 police access to the existing building.

After discussion, the City felt comfortable with a need for a maximum of 175 spaces on site. Sch 1.5 and 1.6 meet this with 175 parking spaces, but Sch 3.2 is providing 168 spaces which is 7 short at this time but with further study could possibly be improved. Some of the additional surface spaces in all schemes come from realignment of grade at the north of Site 4 with retaining walls to allow for additional surface parking and vehicle clearance around the gym.

Additional off site spaces are being considered at the adjacent school along with the off site parking study that was previously done by the City. Consideration of tandem parking spaces on site for special events was also discussed by the City in an effort to increase the overall number of spaces on and off site that could be available to something close to 211 parking spaces or even more without having to incur construction costs for parking spaces that may not be used extensively.

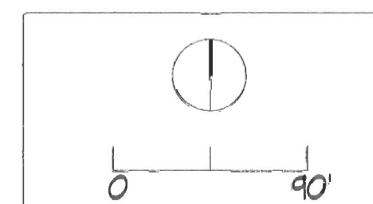
GYMNASIUM
FEASIBILITY STUDY
TAKOMA PARK
COMMUNITY CENTER

11/01/06

POSSIBLE PARKING
LOCATIONS AS INDICATED IN
TAKOMA PARK - PARKING STUDY, 640

MAPLE AVE ON STREET	15(31)
GRANT AVE. CUL-DE-SAC	4
ADDITIONAL ON STREET	(25)
PEPCO LOT (DENIED ?/??/??)	10(2 EXIST.)
PINEY BRANCH ELEM. SCHOOL (RESTRICTED TO 7-9 PM)	24(ALL EXIST.)
TOTAL # OF OFF-SITE SPACES	55(56)
TOTAL # OF EXIST. ON-SITE SPACES	145

NUMBERS IN PARENTHESES REFLECT
CURRENT SPACES THAT WOULD BE
STRIPED TO INCREASE EFFICIENCY



ADDITIONAL PARKING
OFF-SITE

